

Single Unit Rental Investment Example

Rental Example: Las Vegas

- Purchasing a recently built (mid 2000s) single family home in an up and coming community for young families
- No renovations/etc...
- Long term hold
- Potentially has leverage
- Collect rents
- Hopefully make a good annual return on investment

Sample Deal

- Purchase price: \$122K Short Sale, 4 bedroom home built in 2003.
- Renovations: \$2.5K
 - Paint job and front lawn
- Neighborhood rental rates: \$1300-1600 asking
- Investment Term: 7 years